

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Regular Minutes, July 7, 2021

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM
Roll Call: Chair Dean Manikas, Vice Chair Kim Hayes, Secretary Paul Stowe, Board Rep Todd Nowak, and Commissioner Travis Stein.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public Comment:** None
4. **Pronouncement of any Conflict of Interest:** None declared
5. **Consideration of June 2, 2021 Regular Planning Commission Minutes:** Members reviewed the minutes and approved as amended. **MOTION BY STOWE AND SECOND BY HAYES TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:**
 - a. Welcome back to Travis Stein.
 - b. Call from Mr. Jackson, polite and understood that the planning commission is plugging along. He is frustrated but understands.
 - c. Playing phone tag with Ross Satterwhite.
 - d. Phone call from property buyer wanting short-term rental unit.
 - e. Reached out to Senator Vanderwall and Representative O'Malley to express displeasure of stripping local rights for short-term and long-term rentals. O'Malley has back off his support of the bill and Vanderwall's subcommittee did vote the bill out. Very dramatic that they are not seeing commercial enterprise differently than residential.
 - f. As members of the Planning Commission if you would like express your feelings please contact them.
 - g. Spoke to Tim Stein and got permission to reach out to LIAA about the survey of the township and received a proposal from them, will go over all of this during Continuing Business.
7. **Reports and Correspondence by Members:**
 - a. Emailed ordinances from Centerville Township for Agritourism and Winery/Meadery/Cidery. Chair Tim Johnson said feel free to use them as is. Read through them and let Vice Chair Hayes know any thoughts on them, good or bad. Vice Chair Hayes will head up developing these ordinances.
 - b. Secretary Stowe asked about the survey and open house and if the green light was given. Chair Manikas will give an update during Continuing Business.

8. Report by Zoning Administrator:

- a. Three Land Use Permits issued in June – detached garage, single family home with attached garage, and storage building.
- b. Received complain of camping and noise at a property on Maple Wing Dr. Zoning Administrator Valentine III will be following up, there is a camper on the property that may be a job site trailer.
- c. Phone call was received from Ross Satterwhite from SPV45 LLC about grandfathering buildings at the top of Sugar Loaf and Zoning Administrator Valentine II let him know that a site plan would need to be done.
- d. Phone call was received from Theresa of Envirollogic of Kalamazoo regarding zoning for the old Sugar Loaf property for a chain link fence and Zoning Administrator Valentine III let her know a permit was not needed.
- e. Phone calls 7 days a week this time of year, including questions about what could be done with the property on the corner of M-22 and CR-667.
- f. Visited two permitted building sites and Maple Wing Dr. parcel regarding the above complaint.
- g. Attended Zoom meeting for the Empire Township Planning Commission and public hearing for the proposed Glen Lake Watershed Overlay District. Individuals complained that most of the property is already developed and it was stated that the impact would be from the cottages that may be torn down.

9. Continuing Business:

a. Master Plan Environment, Objective 2, Action Step 1

The Cleveland Township Planning Commission continued their discussion on the ordinance Section 4.27 Watershed Protection. During the discussion the following edits were determined.

- Remove “Where Feasible, steps shall be taken to retain and infiltrate stormwater on site via LID practices” From #2 under stormwater management.
- Remove “or how to relocate trees if necessary and feasible” from General Design and Development Standards #3.
- Add “and a mitigation plan” after “Township” in the first line of General Design and Development Standards #7.
- Add “as defined by Section 3.80” after water in the first line of #1 Intent under Approvals.
- Replace “Site plan approval, in accordance with the requirements of the” will be reworked to include clarifying text in the first line of Approvals #2.

Chair Manikas outline the process from this point. He will need to make the corrections and then send 4.27 Watershed Protection to Trudy Galla and Dick Figura for review and feedback. A hearing will then need to be scheduled in August and then the Cleveland

Township Planning Commission will deliberate. Once ready the ordinance will be sent to County Planning. The process should be complete September or October.

MOTION TO CONTINUE WITH THE ORDINANCE PROCESS AFTER AMENDING BY STOWE AND SECOND BY HAYES. Motion passed 5-0.

A fifteen minute Public Hearing will be scheduled on August 4, 2021 to address Section 4.27 Watershed Protection.

b. Master Plan Review And Community Input

Since things have changed since the original Planning Commission survey it was decided to do another survey, since it was successful. A survey from LIAA was quoted at \$6,000 for an online survey only.

Secretary Stowe suggested that we recreate the survey ourselves if possible. Send out a postcard with a link and/or QR code. Cleveland Township Planning Commission would need to develop questions or edit questions from prior survey.

Last survey had 84 questions since the Master Plan was being redone. Board Representative Nowak suggested pairing down the survey. He will also take the idea of the survey being done in house to the board meeting.

It was decided that an open house was not necessary. A section for additional comments would be included in the survey. Cleveland Township Planning Commission will begin developing questions at the next meeting.

Possible Survey Topics:

- Short-Term Rentals
- Sugar Loaf
- Agritourism
- Camping

10. **Public Comment:** None

11. **MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 5-0.**

12. **Adjournment at 8:23 PM.**